



To: PLANNING & DEVELOPMENT COMMITTEE

Meeting Date: 06/11/2019

Subject: Public Meeting Report – City-initiated Official Plan and Zoning By-law Amendments for the remainder of the East Side Lands (Stage 1) – North Cambridge Business Park

From: Kathy Padgett, Senior Planner - Environment

Report No.: 19-114(CD)

File No.: D08.04.08

Recommendations

THAT Report No. 19-114(CD) be received as information;

AND THAT Report No. 19-114(CD) Public Meeting Report – City-initiated Official Plan and Zoning By-law Amendments for the remainder of the East Side Lands (Stage 1) – North Cambridge Business Park be referred back to staff for a subsequent report and recommendation.

Executive Summary

Purpose

- This report is for a statutory public meeting required by the Planning Act for a City-initiated Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA).
- The purpose of this proposal is to establish appropriate land use designations, policies and zoning regulations to permit new large-lot employment uses so that the remainder of the lands known as the North Cambridge Business Park are “shovel ready”.

Key Findings

- City-initiated OPAs/ZBAs were completed in 2018 for the portion of the North Cambridge Business Park located generally west of Fountain Street North.
- The OPA/ZBA will implement recommendations from the East Side Lands (Stage 1) Master Environmental Servicing Plan which was completed in 2013.

Financial Implications

- The completion of the OPA/ZBA by the City will streamline future development approvals and be more cost-effective for future industrial/employment developments. Additionally, this pre-designation and pre-zoning will make it easier for future industrial developers to build here.

Background

The purpose of this report is to advise the Planning & Development Committee and the public about the proposed City-initiated Official Plan and Zoning By-law Amendments for the remainder of the North Cambridge Business Park located in the East Side Lands (Stage 1). The “East Side Lands” refers to an area of land situated on the east side of the Grand River in the northern part of the City of Cambridge.

In accordance with the Planning Act, the City must hold a public meeting in order to formally consider the Official Plan and Zoning By-law Amendments and receive public and Committee comments.

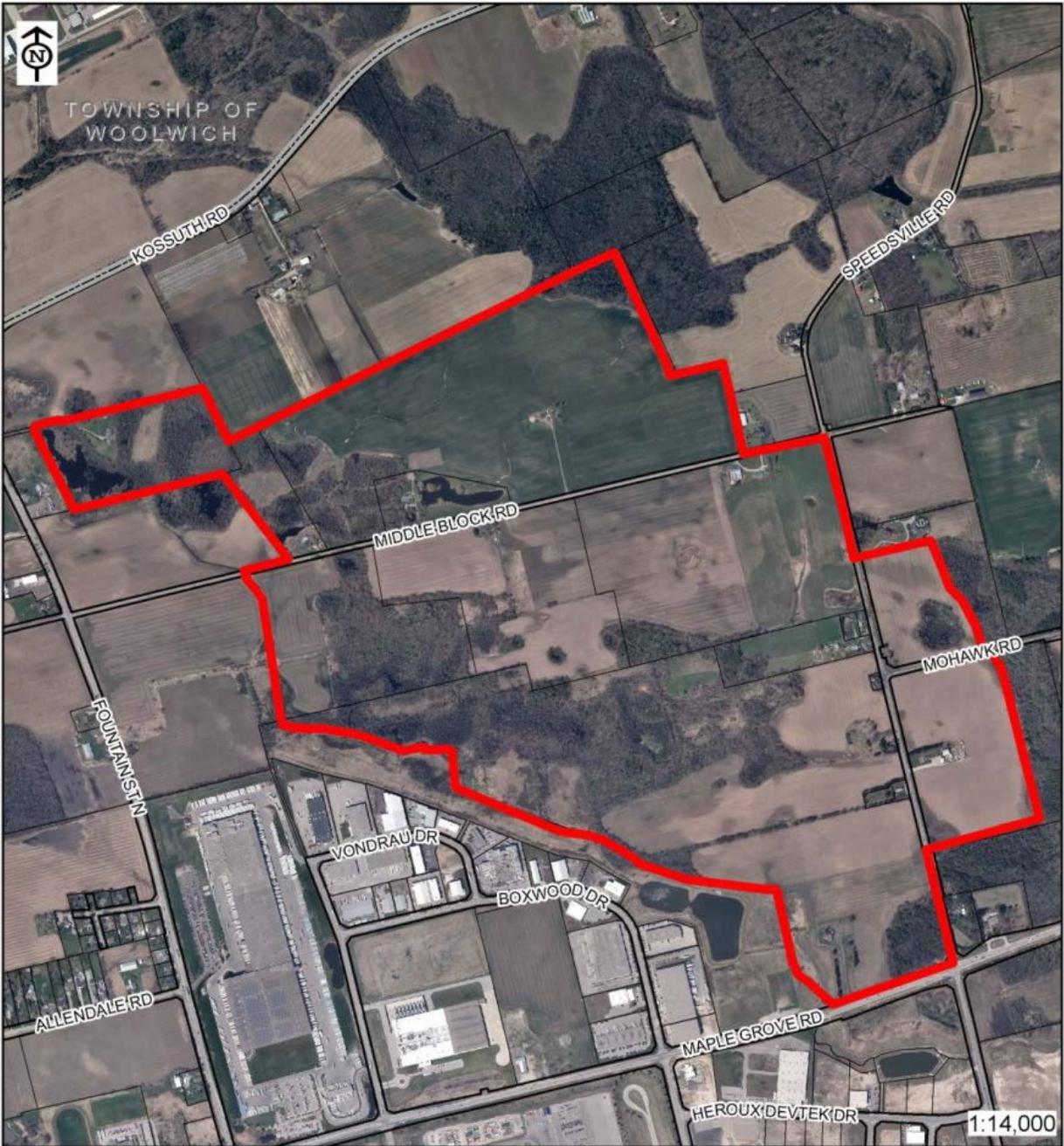
Detailed analysis of Provincial, Regional and City policies and regulations, agency comments and any public submissions will be the subject of a future recommendation report.

Location:

The lands are generally located east of Fountain Street North, north and south of Middle Block Road, east and west of Speedsville Road and north of Maple Grove Road and are approximately 236.9 hectares (585.4 acres) in size.

The amendments apply to the following property addresses:

- 0 and 445 Fountain Street North;
- 1300, 1400, 1505, 1600 and 1825 Middle Block Road;
- 1130 Maple Grove Road;
- 2000, 2020, 2045, 2080, 2190, 2250, 2290, 2300 and 2315 Speedsville Road.



Existing/surrounding land uses:

Land uses in the area include agricultural lands, farm houses, a place of worship, and Regionally significant Core Environmental Features (woodlands and wetlands).

The lands are surrounded by: agricultural lands, farm houses and the Region of Waterloo International Airport to the north; agricultural lands and farm houses to the east; industrial (including Boxwood Business Campus) to the south; and a small rural residential enclave and future industrial to the west in the North Cambridge Business Park.

The OPA/ZBA applies to three farm properties that are listed on the Heritage Properties Register at 1505 Middle Block Road, 1825 Middle Block Road and 2000 Speedsville Road.

Proposal:

Through Regional and City planning work, these lands have been identified as a future location of prime industrial lands with lot sizes of mostly eight hectares (20 acres) or more, in the vicinity of the Region of Waterloo International Airport. City staff are preparing an Official Plan Amendment and Zoning By-law Amendment to implement the East Side Lands (Stage 1) Master Environmental Servicing Plan so that these lands are “shovel ready” for new large lot employment uses.

Analysis

Strategic Alignment

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #2 - Governance and Leadership

Objective 2.1 Provide a wide range of ways that people can become involved in city decision making.

A statutory public meeting is required by the Planning Act to provide an opportunity for the public to give input on the proposed City-initiated amendments.

Comments

Considerations for the review of this proposal include (but are not limited to) the following:

- Appropriate future land uses
- Environmental impacts
- Heritage considerations
- Land use compatibility considerations for new industry proximate to existing sensitive uses (e.g. place of worship)
- Provincial land freeze affecting Ministry of Infrastructure-owned lands (City staff has been advised that the City can proceed with the OPA/ABA on lands under the freeze but that the Province can't initiate the changes until the freeze is resolved)
- Parks and trails to be considered in future recommendation report
- Comments received from the public and agency circulation

Existing Policy/By-Law

Regional Official Plan (2015)

The subject lands are currently designated Prime Industrial Strategic Reserve (Serviced). The main purpose of this designation is to ensure an adequate supply of industrial land is available within the region for new-large lot manufacturing or business park land uses in the vicinity of the Region of Waterloo International Airport.

City of Cambridge Official Plan (2012)

The subject lands are currently designated Prime Industrial Strategic Reserve (Serviced) and Natural Open Space System (see **Attachment No. 1**). The Official Plan Amendment proposes to change the designations to Business Industrial, Recreation, Cemetery and Open Space and Natural Open Space System. There is a place of worship located on the subject lands; places of worship are permitted in any designation.

City of Cambridge Zoning By-law No. 150-85, as amended

The subject lands are currently zoned Agricultural (A1), Rural Residential (RR1), Institutional (N1) and Open Space (OS1, OS3) (see **Attachment No. 2**). The Zoning By-law Amendment proposes to change the zoning to Industrial (M3), Institutional (N1) and Open Space (OS1, OS3).

Additionally, four properties within the subject lands already have site specific zoning (see **Attachment No. 2**). Site specific S.4.1.29.1 at 4455 Fountain Street North permits a soccer club. This amendment is proposing to repeal this permission, it does not appear the site is or has ever been used for a soccer club. Site specific S.4.1.51 at 1400 Middle Block Road, 1600 Middle Block Road, 0 Fountain Street North and 1130 Maple Grove Road permits sod farms. This amendment is proposing to repeal this permission and existing sod farms would continue to be permitted as a legal non-conforming use. The affected landowners have been contacted by letter in advance of the statutory public meeting.

Noxious uses (e.g. uses that create a nuisance due to: noise; vibration; emissions of gas, fumes, dust, odour; and unsightly storage of goods) are prohibited as per Section 2.1.2 of Zoning By-law 150-85 which prohibits noxious uses in all zones, and applies to these lands.

The following holding (H) provisions are being proposed:

- H1 provision is to ensure adequate municipal servicing is available;
- H2 provision requires a Scoped Environmental Impact Study to confirm appropriate setbacks for development from natural environmental features; and
- H3 provision indicates that the submission of a Cultural Heritage Impact Assessment may be required.

See **Attachment No. 3 and 4** for the proposed Official Plan and Zoning By-law Amendments.

Financial Impact

The completion of the Official Plan and Zoning By-law Amendments by the City will streamline future development approvals and be more cost-effective for future industrial developments. Additionally, this pre-designation and pre-zoning will make it easier for future industrial developers to build here.

Public Input

The statutory public meeting held under the Planning Act is being held on June 11, 2019 and official notification was provided in the Cambridge Times on May 16, 2019. In addition, notice was provided to all assessed property owners in the Study Area and within 120 metres (393.7 feet) of the Study Area. Any interested parties and members of the public will be provided with an opportunity to speak to this proposal at the June 11, 2019 public meeting.

Internal/External Consultation

The proposed Official Plan and Zoning By-law Amendments have been circulated to the departments and agencies listed in **Attachment No. 5**.

Conclusion

Staff will provide further comments and analysis regarding this application as part of a future recommendation report to the Planning and Development Committee.

Signature

Prepared by

Kathy Padgett

Kathy Padgett
Senior Planner - Environment

Departmental Approval

Dennis Purcell

Dennis Purcell
Acting Deputy City Manager, Community Development

Attachments

Attachment No. 1 – Existing Official Plan Map

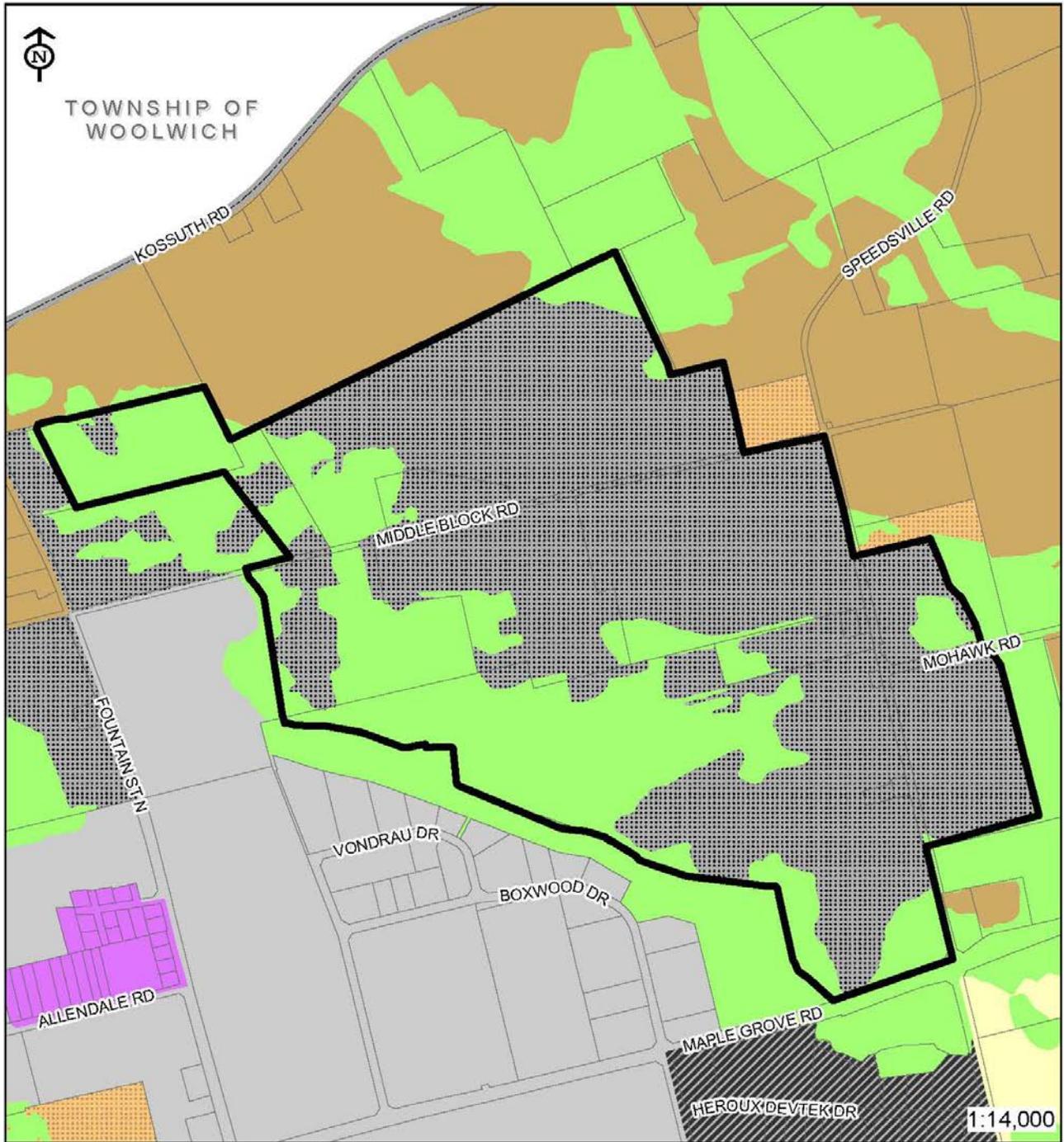
Attachment No. 2 – Existing Zoning Map

Attachment No. 3 – Proposed Official Plan Amendment

Attachment No. 4 – Proposed Zoning By-law Amendment

Attachment No. 5 – Internal/External Consultation

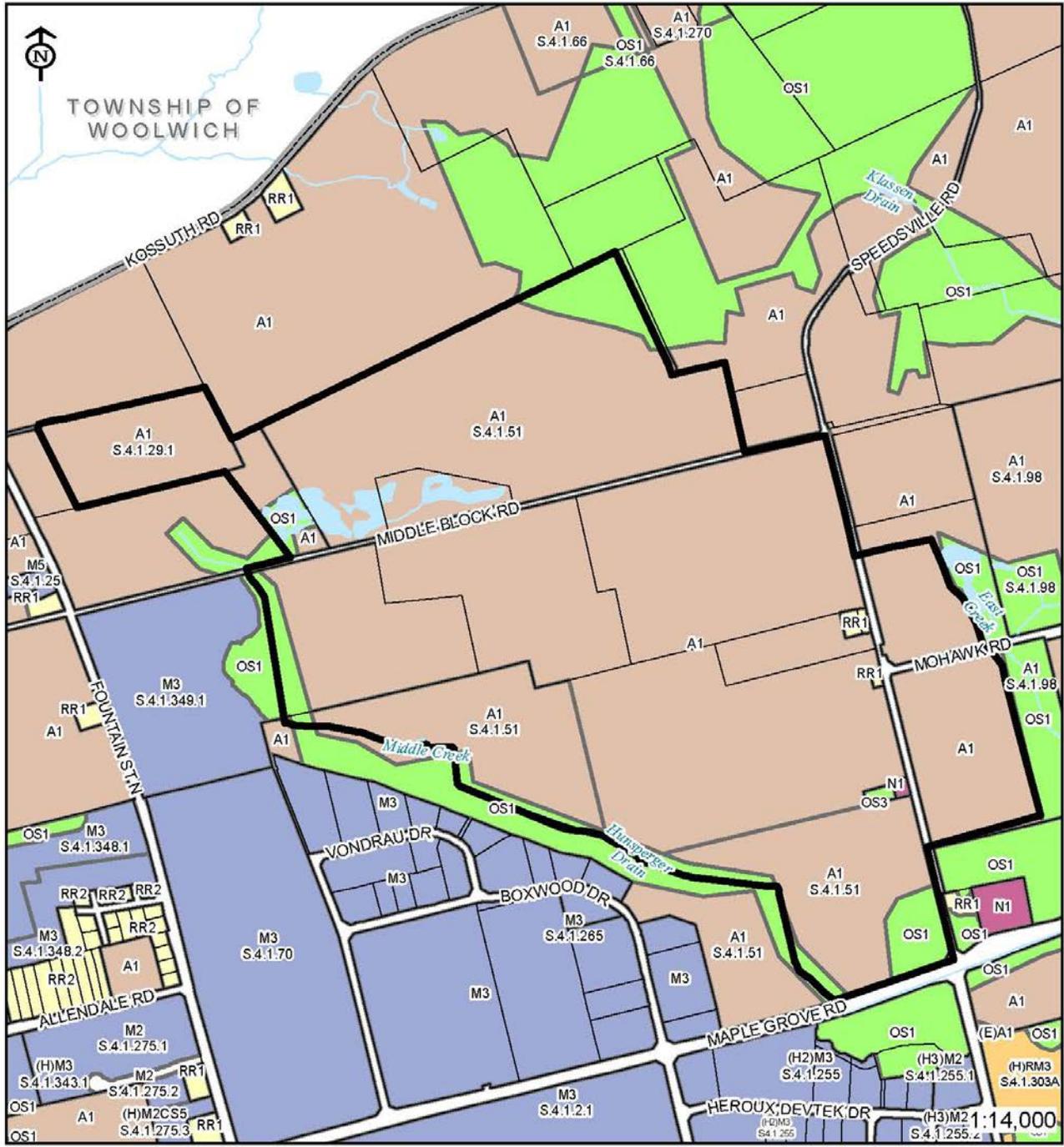
Attachment No. 1
Existing Official Plan Map



Extract from Map 2 of the City of Cambridge Official Plan

 SITE	Land Use Designations	 Business Industrial
 Future Urban Reserve	 Prime Industrial Strategic Reserve (Served)	 Prestige Industrial
 Low / Medium Density Residential	 Natural Open Space System	
 Rural Residential		
 Prime Agricultural		

Attachment No. 2
Existing Zoning Map



EXISTING ZONING

Map 3

 Lands affected by the by-law

Zoning Classification

-  OPEN SPACE
-  MEDIUM HIGH DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL

-  INSTITUTIONAL
-  INDUSTRIAL
-  AGRICULTURAL



Attachment No. 3
Proposed Official Plan Amendment
By-law No. XXX-19

of the

Corporation of the City of Cambridge

Being a by-law of the City of Cambridge to adopt
Amendment No. 40 to the City of Cambridge Official
Plan (2012), as amended.

(North Cambridge Business Park – East of Fountain Street North)

Whereas sections 17 and 22 of the Planning Act R.S.O. 1990 c. P. 13, as amended, empower the City of Cambridge to adopt an Official Plan and make amendments thereto;

Now Therefore the Municipal Council of the Corporation of the City of Cambridge enacts as follows:

1. That Amendment No. 40 to the City of Cambridge Official Plan (2012) as amended, consisting of the text and attached maps, be and the same is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Regional Municipality of Waterloo for approval of the aforementioned Amendment No. 40 to the City of Cambridge Official Plan (2012), as amended.
3. That this By-law shall come into full force and effect upon the final passing thereof.

Read a First, Second and Third Time, Enacted and Passed this _____ day of _____
A.D. 2019

MAYOR

CLERK

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Purpose and Effect of Official Plan Amendment No. 40

North Cambridge Business Park – East of Fountain Street North

The Purpose and Effect of Official Plan Amendment No. 40 is to amend the City of Cambridge Official Plan (2012) to Business Industrial, Recreation, Cemetery and Open Space and Natural Open Space System from Prime Industrial Strategic Reserve and Natural Open Space System for the lands identified as the North Cambridge Business Park located east of Fountain Street North to bring these lands into conformity with the Prime Industrial Strategic Reserve (Serviced) designation in the Regional Official Plan (2015).

A range of uses are permitted such as business industrial (i.e., assembling, manufacturing, processing, etc.), office buildings and research and development uses. Limited complementary uses are also permitted, such as: restaurants; financial institutions; and fitness establishments. Noxious uses (e.g. uses that create a nuisance due to: noise; vibration; emissions of gas, fumes, dust, odour; and unsightly storage of goods) are prohibited.

Open Space uses shall be in accordance with the uses permitted in the Open Space designation in the Official Plan.

Institutional uses (e.g. places of worship) are permitted in any designation and do not need to be redesignated.

Amendment No. 40 to the City of Cambridge Official Plan

1. Chapter 14, Map 2 of the City of Cambridge Official Plan is hereby modified by changing the land use designations from Prime Industrial Strategic Reserve and Natural Open Space System to Business Industrial, Recreation, Cemetery and Open Space and Natural Open Space System as shown on Schedule 'A' attached hereto;
2. Chapter 14, Map 2A of the City of Cambridge Official Plan is hereby modified by adding Site Specific Figure 71 as shown on Schedule 'B' attached hereto;
3. Chapter 16, Figures of the City of Cambridge Official Plan is hereby amended by adding Figure 71 as shown on Schedule 'C' attached hereto;
4. Section 8.10, Site Specific Policies of the City of Cambridge Official Plan is hereby amended by adding the following subsection thereto:

8.10.60

The subject lands described as 0 Fountain Street North, 4455 Fountain Street North, 1300 Middle Block Road, 1400 Middle Block Road, 1505 Middle Block Road, 1600 Middle Block Road, 1825 Middle Block Road, 1130 Maple Grove Road, 2000 Speedsville Road, 2020 Speedsville Road, 2045 Speedsville Road, 2080 Speedsville Road, 2190 Speedsville Road, 2250 Speedsville Road, 2290 Speedsville Road, 2300 Speedsville Road and 2315 Speedsville Road, Geographic Township of Waterloo, Cambridge (consisting of approximately 236.9 hectares of land) are the lands designated on Map 2 as Business Industrial, Recreation, Cemetery and Open Space and Natural Open Space System and more particularly shown as the subject lands on Figure 71. The subject lands are also designated as Prime Industrial Strategic Reserve (Serviced) in the City and Regional Official Plans. The main purpose of the Prime Industrial Strategic Reserve (Serviced) designation is to ensure an adequate supply of industrial land is available within the region for new large-lot manufacturing or business park land uses serviced by a municipal drinking-water supply system and a municipal wastewater system.

General

The remainder of the North Cambridge Business Park lands located east of Fountain Street North will generally be developed as parcels greater than eight hectares in size, unless otherwise compromised by design limitations associated with environmental features, property configurations, the provision of new local roads or existing development. Development of the lands must meet servicing requirements as outlined in the East Side Lands (Stage 1) Master Environmental Servicing Plan.

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The minimum *density target* for Prime Industrial Strategic Reserve (Serviced) designated lands is 25 jobs per hectare. Chapter 5, Urban Design in the Cambridge Official Plan shall apply for site plan applications for *development* of the North Cambridge Business Park. Due to its proximity to the Region of Waterloo International Airport, all *development* shall be in conformity with Transport Canada's Region of Waterloo International Airport Zoning Regulations.

Studies

Prior to site plan approval, the completion and implementation of various studies may be required as conditions of a site plan or subdivision agreement depending on the location and nature of the *development* proposal. Studies may include, but are not limited to: Scoped *Environmental Impact Statements*; Tree Management Plans; Hydrogeological Studies; Chloride Impact Studies and Salt Management Plans; Spill Prevention, Response and Contingency Plans; Stormwater Management Reports; Traffic Impact Studies; Functional Servicing; and/or Stationary Noise Studies.

Natural Heritage

The Hespeler West Subwatersheds Study and the Freeport Creek and Tributary to the Grand Subwatershed Study provide comprehensive background of how surface water, groundwater, terrestrial and aquatic ecosystems function in the *subwatershed*, and recommends how planned land use changes can take place in a sustainable manner. Scoped *Environmental Impact Statements* will be required at the time a *development* application is received for parcels *contiguous* to environmental features to confirm and ensure the recommendations in the *Subwatershed Studies* and the East Side Lands (Stage 1) Master Environmental Servicing Plan are implemented, to the satisfaction of the *City*, the *Region* and the Grand River Conservation Authority.

Cultural Heritage

The *farm* properties at 1505 Middle Block Road, 1825 Middle Block Road, 2000 Speedsville Road and 2080 Speedsville Road are *listed* on the City's Heritage Properties Register. A *Cultural Heritage Impact Assessment* will be required at the time a *development* application is received on or adjacent to a *cultural heritage resource*. If a future *development* application does not have an immediate physical impact on the *cultural heritage resource*, the requirement for a *Cultural Heritage Impact Assessment* may be waived by the Cambridge *Municipal Heritage Advisory Committee* and/or Cambridge *Council*. If a *cultural heritage resource* should be evaluated to exhibit Regional Significance, the Region will be circulated for comment.

Provisions

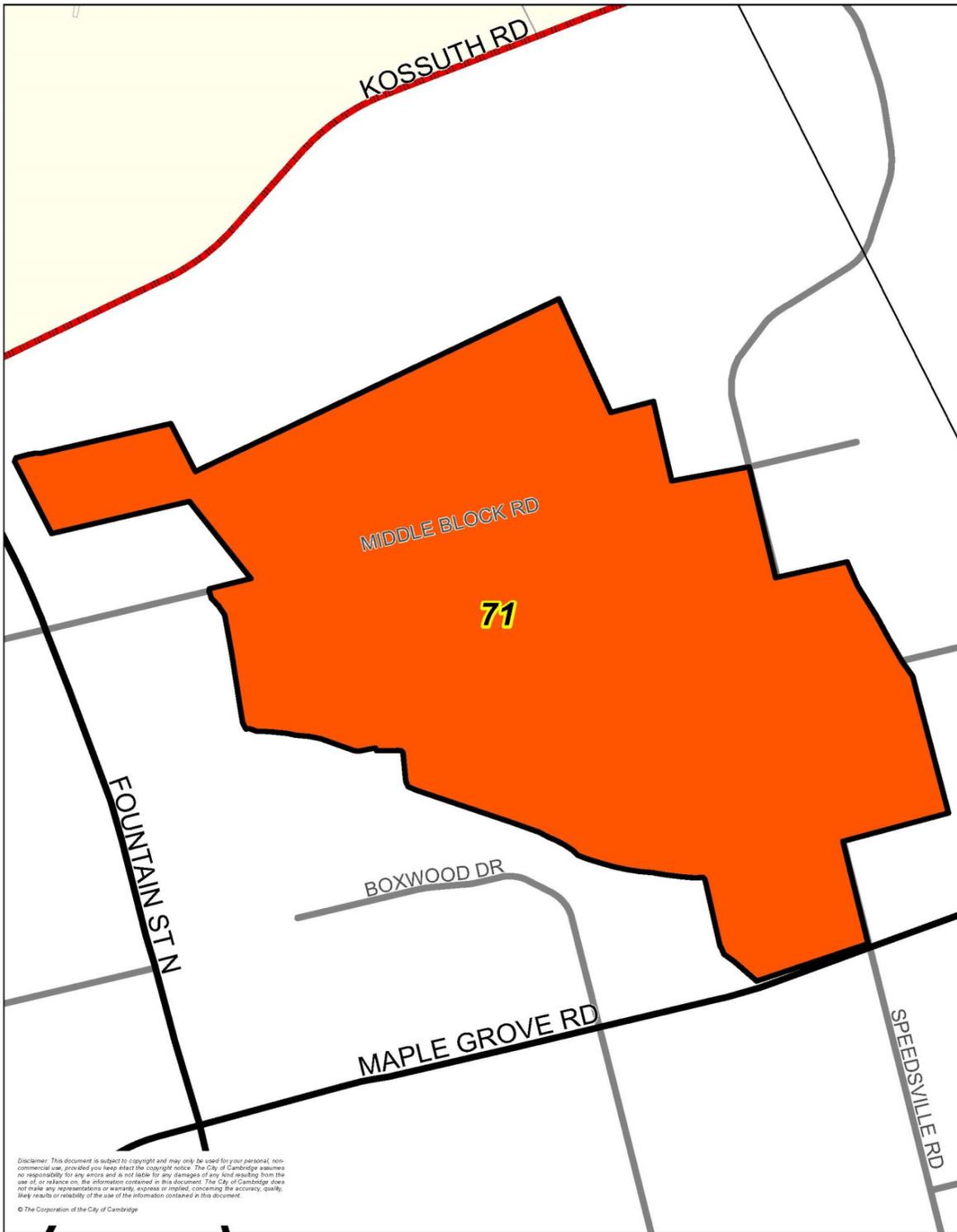
1. The following uses only shall be permitted within the subject lands designated as Business Industrial:

- a) business industrial uses including assembling, fabricating, manufacturing (excluding stamping), processing, repair and servicing activities (excluding motor vehicles), warehousing and distribution as an accessory use, storage associated with an industrial use, utilities, communications, packaging, printing and industrial service trades;
- b) stand-alone warehousing and distribution;
- c) stand-alone office buildings with less than 4,000 square metres of office only floor space;
- d) research and development including laboratories;
- e) information technology related uses including data centres and information processing establishments;
- f) couriers and delivery services;
- g) accessory uses to the permitted uses above, including private amenity areas;
- h) complementary uses within an industrial mall including: fitness establishments; recreational facilities; commercial education facilities; restaurants; medical; financial institutions; security services; janitorial services; rental of residential, commercial or industrial equipment; and small equipment and machine sales, rental, lease and service;
- i) limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use.

Notwithstanding any other policies of this Plan, the following uses are not permitted: noxious uses as defined in the Zoning By-law 150-85 or its successor.

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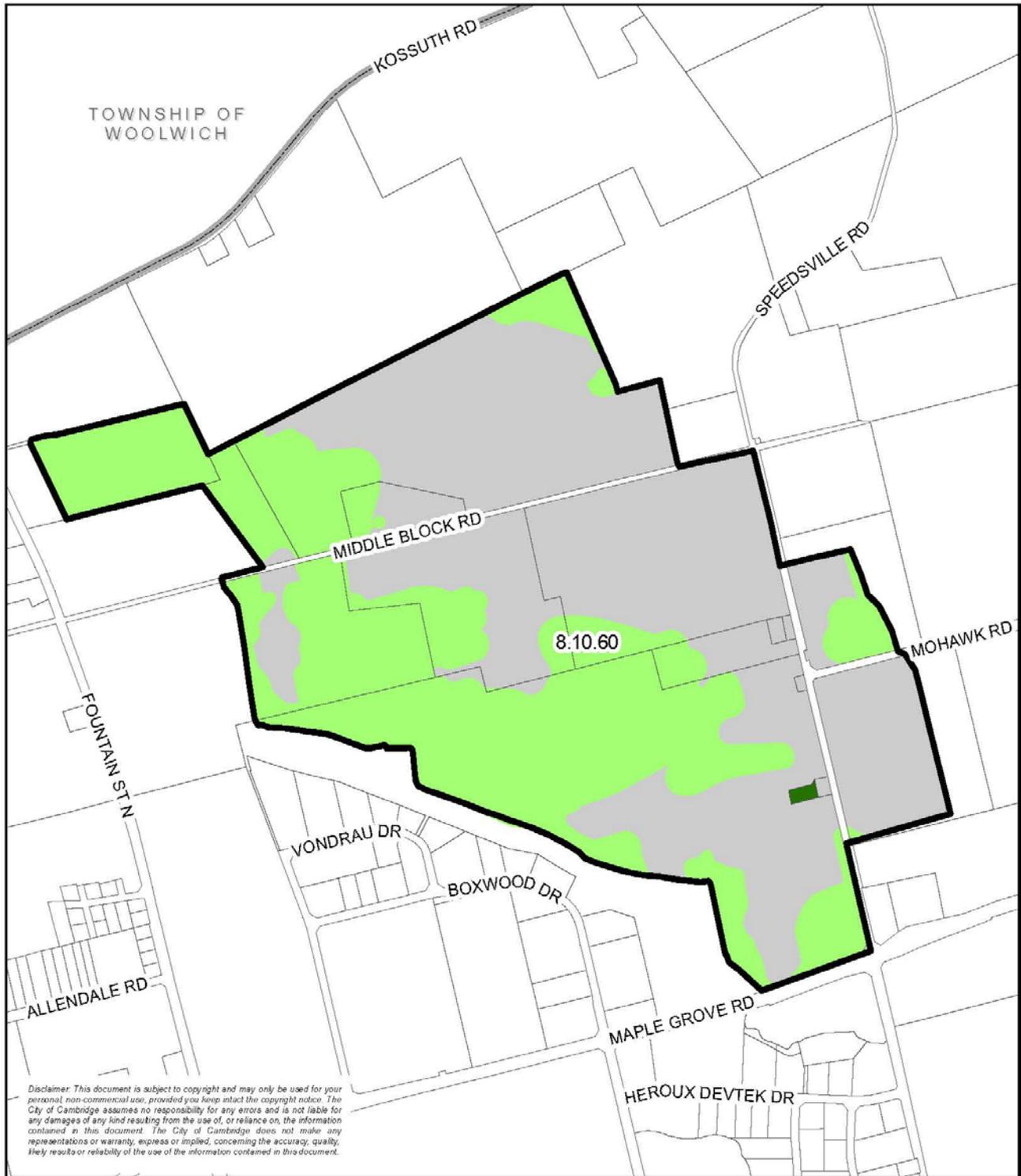
Schedule B – Map 2A Site Specific Policies



<p>City of Cambridge Official Plan</p>  <p>MAP 2A Site Specific Policies (See Section 8.10) OPA 40</p>	<p>Legend</p> <ul style="list-style-type: none"> — City Limits Municipal Boundaries Roads - Ownership Province of Ontario or Region of Waterloo City of Cambridge Site Specific (Figure Number) 71 Rivers and Lakes <p style="text-align: center;">N  1:10,000</p>
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Figure 71
North Cambridge
Business Park



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Legend

- Subject Area
- Natural Open Space System
- Recreation, Cemetery and Open Space
- Business Industrial

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Attachment No. 4

Proposed Zoning By-law Amendment

Purpose and Effect of By-law No. XXX-19

The Purpose of this By-law is to amend the zoning classification on the lands described as 0 Fountain Street North, 4455 Fountain Street North, 1300 Middle Block Road, 1400 Middle Block Road, 1505 Middle Block Road, 1600 Middle Block Road, 1825 Middle Block Road, 1130 Maple Grove Road, 2000 Speedsville Road, 2020 Speedsville Road, 2045 Speedsville Road, 2080 Speedsville Road, 2190 Speedsville Road, 2250 Speedsville Road, 2290 Speedsville Road, 2300 Speedsville Road and 2315 Speedsville Road, Geographic Township of Waterloo, Cambridge from A1 (Agriculture), A1 “s.4.1.29.1” (Agriculture), A1 “s.4.1.51” (Agriculture), RR1 (Rural Residential), N1 (Institutional), OS1 (Open Space) and OS3 (Open Space) to (H1)M3 “s.4.1.369” (Industrial), (H1)(H2)M3 “s.4.1.369” (Industrial), (H1)(H2)(H3)M3 “s.4.1.369” (Industrial), N1 (Institutional), OS1 (Open Space) and OS3 (Open Space) with the following site specific provisions:

- Permit the following uses:
 - business industrial uses including assembling, fabricating, manufacturing (excluding stamping), processing, repair and servicing activities (excluding motor vehicles), warehousing and distribution as an accessory use, storage associated with an industrial use, utilities, communications, packaging, printing and industrial service trades;
 - stand-alone warehousing and distribution up to 25% of the total developable land area to which this by-law applies;
 - stand-alone office buildings with less than 4,000 square metres of office only floor space;
 - research and development including laboratories;
 - information technology related uses including data centres and information processing establishments;
 - couriers and delivery services;
 - accessory uses to the permitted uses above, including private amenity areas;
 - complementary uses including: fitness establishments; recreational facilities; commercial education facilities; restaurants; medical; financial institutions; security services; janitorial services; rental of residential, commercial or industrial equipment; and small equipment and machine sales, rental, lease and service are permitted within an industrial mall, provided that all of the above uses may not occupy more than 25% of the gross leasable floor area of the industrial mall;

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- limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use, to a maximum of 10% of the gross leasable floor area;
- noxious uses as defined in the Zoning By-law 150-85 or its successor are not permitted;
- Decreased: minimum front yard and exterior side yard to 6 metres (19.6 feet);
- Increased: minimum lot area to 80,000 square metres (20 acres) unless otherwise compromised by design limitations associated with environmental features, property configurations, the provision of new local roads or existing development; and
- Additional: outdoor storage permitted in the rear yard subject to screening and height limitations.

Uses permitted in the Open Space zone as per Zoning By-law 150-85 will apply to the Open Space zoned lands.

Uses permitted in the Institutional zone as per Zoning By-law 150-85 will apply to the Institutional zoned lands.

The **(H1)** holding provision is subject to Council passing a future by-law once full municipal water and sewer services are available for connection to the subject lands.

The **(H2)** holding provision is subject to Council passing a future by-law after a scoped Environmental Impact Statement is completed.

The **(H3)** holding provision is subject to Council passing a future by-law after a Cultural Heritage Impact Assessment is completed for development on or adjacent to a cultural heritage resource.

The Effect of this By-law will permit the subject properties to be developed for employment purposes.

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BY-LAW XXX-19
OF THE
CITY OF CAMBRIDGE

Being a By-law of the Corporation of the City of Cambridge to amend Zoning By-Law No. 150-85, as amended, with respect to lands municipally known as 0 Fountain Street North, 4455 Fountain Street North, 1300 Middle Block Road, 1400 Middle Block Road, 1505 Middle Block Road, 1600 Middle Block Road, 1825 Middle Block Road, 1130 Maple Grove Road, 2000 Speedsville Road, 2020 Speedsville Road, 2045 Speedsville Road, 2080 Speedsville Road, 2190 Speedsville Road, 2250 Speedsville Road, 2290 Speedsville Road, 2300 Speedsville Road and 2315 Speedsville Road.

WHEREAS Council of the City of Cambridge has the authority pursuant to Sections 34 and 36 of the Planning Act, R.S.O. 1990, c. P. 13 as amended to pass this By-law;

AND WHEREAS Council of the City of Cambridge has deemed it advisable to amend Zoning By-Law 150-85, as amended, and therefore implement the Official Plan of the City of Cambridge;

AND WHEREAS the proposed by-law conforms to the Official Plan of the City of Cambridge, as amended;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding this Amendment was presented at the public meeting held June 11, 2019, and that a further public meeting is not considered necessary in order to proceed with this Amendment;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Council of the Corporation of the City of Cambridge enact as follows:

1. THAT this by-law applies to lands legally described as Part Lot 126 German Company Tract, Geographic Township of Waterloo; Part Lot 126 German Company Tract, Geographic Township of Waterloo designated as Parts 1 & 2 on 58R-2573 and Part 1 on 58R-3600; Part Lots 124 & 126 Germany Company Tract, Geographic Township of Waterloo designated as Part 1 on 58R-1725;

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Part Lot 124 German Company Tract, Geographic Township of Waterloo designated as Part 1 on 58R-2013; Part Lot 32 Beasley's Broken Front Concession, Geographic Township of Waterloo designated as Parts 1 to 4 on WDR-53; Part Lots 124, 126 & 127 German Company Tract, Geographic Township of Waterloo designated as Parts 1 to 3 on WDR 305; Part Lot 32 Beasley's Broken Front Concession, Geographic Township of Waterloo, designated as Parts 1- 4 on WDR -87; Part Lots 17, 30 – 32 Beasley's Broken Front Concession designated as Parts 1 & 2 on 58R-16730; Part Lot 31 Beasley's Broken Front Concession, Geographic Township of Waterloo designated as Parts 1 & 2 on 58R-18010; Part Lot 31 Beasley's Broken Front Concession, Geographic Township of Waterloo designated as Part 3 on 58R-17743; Part Lot 12, Concession 1 Beasley's Lower Block, Geographic Township of Waterloo; Part Lots 17, 30 to 32 Beasley's Broken Front Concession, Geographic Township of Waterloo designated as Parts 1 & 2 on 58R16730; Part Lot 31 Beasley's Broken Front Concession, Geographic Township of Waterloo designated as Part 1 on 58R-8373; Part Lot 31 Beasley's Broken Front Concession, Geographic Township of Waterloo; Part Lot 31 Beasley's Broken Front Concession, Geographic Township of Waterloo, together with a Right of Way; Part Lot 31 Beasley's Broken Front Concession, Geographic Township of Waterloo; Part Lot 13, Concession 1 Beasley's Lower Block, Geographic Township of Waterloo; Cambridge in the City of Cambridge, municipally known as 0 Fountain Street North, 4455 Fountain Street North, 1300 Middle Block Road, 1400 Middle Block Road, 1505 Middle Block Road, 1600 Middle Block Road, 1825 Middle Block Road, 1130 Maple Grove Road, 2000 Speedsville Road, 2020 Speedsville Road, 2045 Speedsville Road, 2080 Speedsville Road, 2190 Speedsville Road, 2250 Speedsville Road, 2290 Speedsville Road, 2300 Speedsville Road and 2315 Speedsville Road, as shown outlined by a heavy black line on Schedule 'A' attached hereto and forming part of this by-law;

2. THAT the City of Cambridge Zoning By-Law, being Schedule 'A' to By-Law No. 150-85, as amended, is hereby amended by changing the zoning classification of the lands shown outlined by a heavy black line on Schedule 'A' hereto attached from A1 (Agriculture), A1 "s.4.1.29.1" (Agriculture), A1 "s.4.1.51" (Agriculture), RR1 (Rural Residential), N1 (Institutional), OS1 (Open Space) and OS3 (Open Space) to (H1)M3 "s.4.1.369" (Industrial), (H1)(H2)M3 "s.4.1.369" (Industrial), (H1)(H2)(H3)M3 "s.4.1.369" (Industrial), N1 (Institutional), OS1 (Open Space) and OS3 (Open Space) as shown and adding the attached Schedule 'A' Map to form part of the amending Zoning By-law XXX-19;
3. THAT By-law XXX-XX site specific section 4.1.29.1 is repealed and replaced by site specific section 4.1.369.

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4. THAT By-law 271-87 site specific section 4.1.51 is repealed and replaced by site specific section 4.1.369 for the properties identified on Figure 4.1.369 attached hereto as Map No. Z14 – North Cambridge Business Park – Lands where S.4.1.51 is repealed and replaced by S.4.1.369.
5. THAT the City of Cambridge Zoning By-law, being Section 6, Special Area Zoning Maps to By-law No. 150-85, is hereby further amended to include Schedule 'B' referenced as **Figure 4.1.369** attached hereto as Map No. Z14 – North Cambridge Business Park – Lands where S.4.1.51 is repealed and replaced by S.4.1.369.
6. THAT the aforesaid City of Cambridge Zoning By-Law 150-85, as amended, be hereby further amended by adding the following subsection to Section 4.1 thereof:

4.1.369 – 0 Fountain Street North, 4455 Fountain Street North, 1300 Middle Block Road, 1400 Middle Block Road, 1505 Middle Block Road, 1600 Middle Block Road, 1825 Middle Block Road, 1130 Maple Grove Road, 2000 Speedsville Road, 2020 Speedsville Road, 2045 Speedsville Road, 2080 Speedsville Road, 2190 Speedsville Road, 2250 Speedsville Road, 2290 Speedsville Road, 2300 Speedsville Road and 2315 Speedsville Road, Geographic Township of Waterloo, City of Cambridge, Regional Municipality of Waterloo

1. Notwithstanding the provisions of Section 3.4.3.1, the following uses only shall be permitted on the lands in the **M3 zone** to which reference "**S.4.1.369**" is made on Schedule 'A' attached to and forming part of this By-law:
 - a) business industrial uses including assembling, fabricating, manufacturing (excluding stamping), processing, repair and servicing activities (excluding motor vehicles), warehousing and distribution as an *accessory use*, storage associated with an industrial use, utilities, communications, packaging, printing and industrial service trades;
 - b) stand-alone warehousing and distribution up to 25% of the total developable land area to which this by-law applies;
 - c) stand-alone office buildings with less than 4,000 square metres of office only floor space;
 - d) research and development including laboratories;
 - e) information technology related uses including data centres and information processing establishments;
 - f) couriers and delivery services;

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- g) accessory uses to the permitted uses above, including private amenity areas;
- h) complementary uses including: fitness establishments; recreational facilities; commercial education facilities; restaurants; medical; financial institutions; security services; janitorial services; rental of residential, commercial or industrial equipment; and small equipment and machine sales, rental, lease and service are permitted within an *industrial mall*, provided that all of the above uses may not occupy more than 25% of the *gross leasable floor area* of the *industrial mall*;
- i) limited retail sales and service commercial uses as an accessory use in conjunction with a permitted use, to a maximum of 10% of the *gross leasable floor area*.

1.1 Notwithstanding the provisions of Section 3.4.1.4 (a) and (b), the following provisions shall apply:

- a) outdoor storage is permitted only in the *rear yard* and must not be located any closer than 9 metres to any lot line abutting a *street*;
- b) the outdoor storage shall be screened by one or any combination of a solid fence or wall or earth berm not less than 2.5 metres in height erected around the entire perimeter of the outside storage area;
- c) the height of stored materials must not exceed the height of the screening provided in 1.1 (b) above; and
- d) pursuant to Section 34, paragraph 4 of the Planning Act, and notwithstanding any other City by-law, fences may be built to a height that is approved through the city site plan process.

1.2 Notwithstanding the provisions of Section 3.4.3.2(b), (c) and (e), the following provisions shall apply:

- a) minimum *lot area* of 80,000 square metres shall be provided unless otherwise compromised by design limitations associated with environmental features, property configurations, the provision of new local roads or existing development; and
- b) minimum *front yard* and *exterior side yard* of at least 6.0 metres shall be provided.

2. THAT the removal of the **(H1)** holding provision noted above in the site specific section 4.1.369 can occur when full municipal water and sewer services are available for connection to the subject lands, to the satisfaction of the City of Cambridge and the Regional Municipality of Waterloo.

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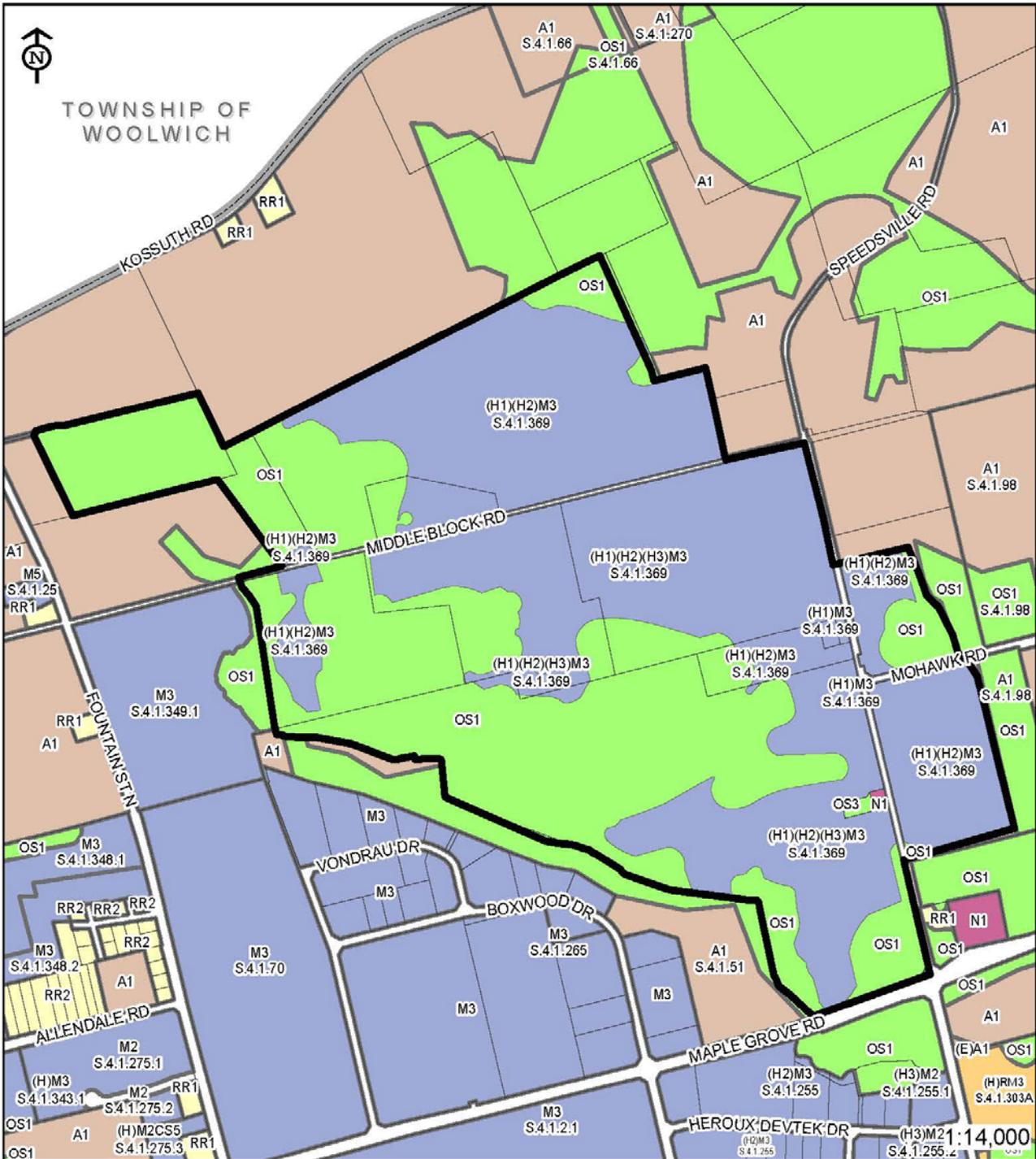
3. THAT the removal of the **(H2)** holding provision noted above in the site specific section 4.1.369 is subject to the completion of a Scoped Environmental Impact Statement to confirm appropriate setbacks for development as per the recommendations in the Hespeler West Subwatersheds Study, the Freeport Creek and Tributary to the Grand Subwatershed Study and the East Side Lands (Stage 1) Master Environmental Servicing Plan to the satisfaction of the City of Cambridge, the Regional Municipality of Waterloo, and the Grand River Conservation Authority.
4. THAT the removal of the **(H3)** holding provision noted above in the site specific section 4.1.369 may be subject to the submission of a Cultural Heritage Impact Assessment for development proposed on or adjacent to a cultural heritage resource, to the satisfaction of the Cambridge Municipal Heritage Advisory Committee, the City of Cambridge, and if applicable, the Region of Waterloo.
5. THAT this By-law shall come into full force and effect on the date it is enacted subject to Official Plan Amendment No. 40 coming into effect pursuant to subsection 24(2) of the Planning Act, R.S.O., 1990, c. P. 13, as amended.

Read a First, Second and Third Time, Enacted and Passed this _____ day of _____
A.D. 2019

MAYOR

CLERK

DRAFT



This is Schedule A attached to and forming part of By-law _____



Lands affected by the by-law

Zoning Classification

OPEN SPACE

MEDIUM HIGH DENSITY RESIDENTIAL

LOW DENSITY RESIDENTIAL

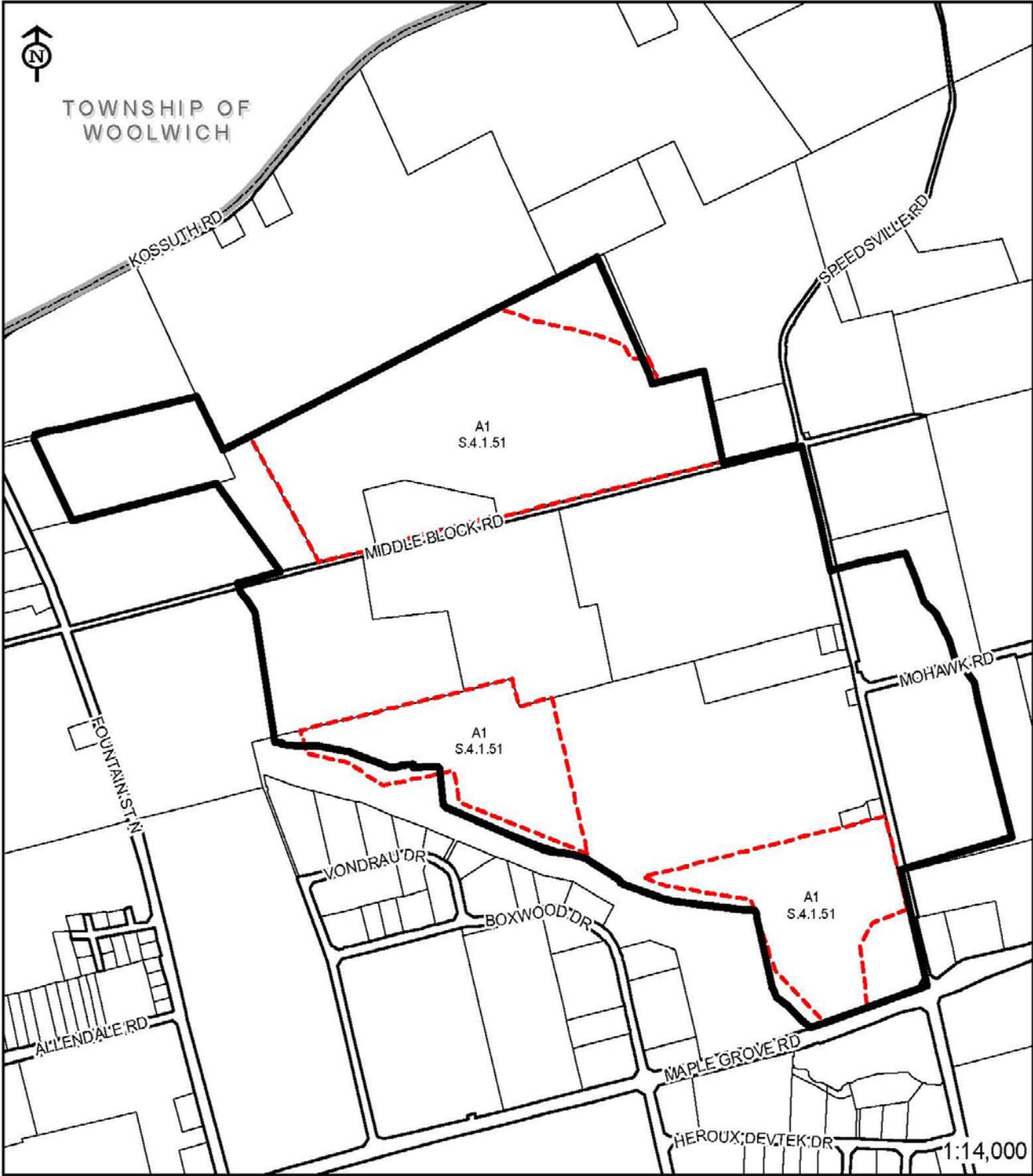
INSTITUTIONAL

INDUSTRIAL

AGRICULTURAL



DRAFT



This is Schedule B attached to and forming part of By-law
 Map No. Z14
 North Cambridge Business Park – Lands where S.4.1.51 is repealed
 and replaced by S.4.1.369
 Figure 4.1.369

-  Lands affected by the by-law
-  Repealed



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Attachment No. 5
Internal/External Consultation

The amendments have been circulated to the departments and agencies listed below. Their comments will be included in a future staff report to the Planning & Development Committee for consideration.

- Energy + Inc.
- Hydro One
- Telecommunication Companies
- Ministry of Infrastructure
- Regional Municipality of Waterloo (and on behalf of Transport Canada for International Airport Zoning Regulations)
- Grand River Conservation Authority
- City of Cambridge Engineering and Transportation Services Division
- City of Cambridge Planning Services Division
- City of Cambridge Parks, Recreation and Culture Division
- City of Cambridge Economic Development Division
- City of Cambridge Fire Department

